

# Porter's Crossing Town Center 2nd Amended Subdivision

## Amending and Vacating Lot 7 of Porter's Crossing Town Center Subdivision Amended

A part of the Southeast Quarter of Section 20, Township 5 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, Eagle Mountain City, Utah County, Utah  
July 2020

### Narrative

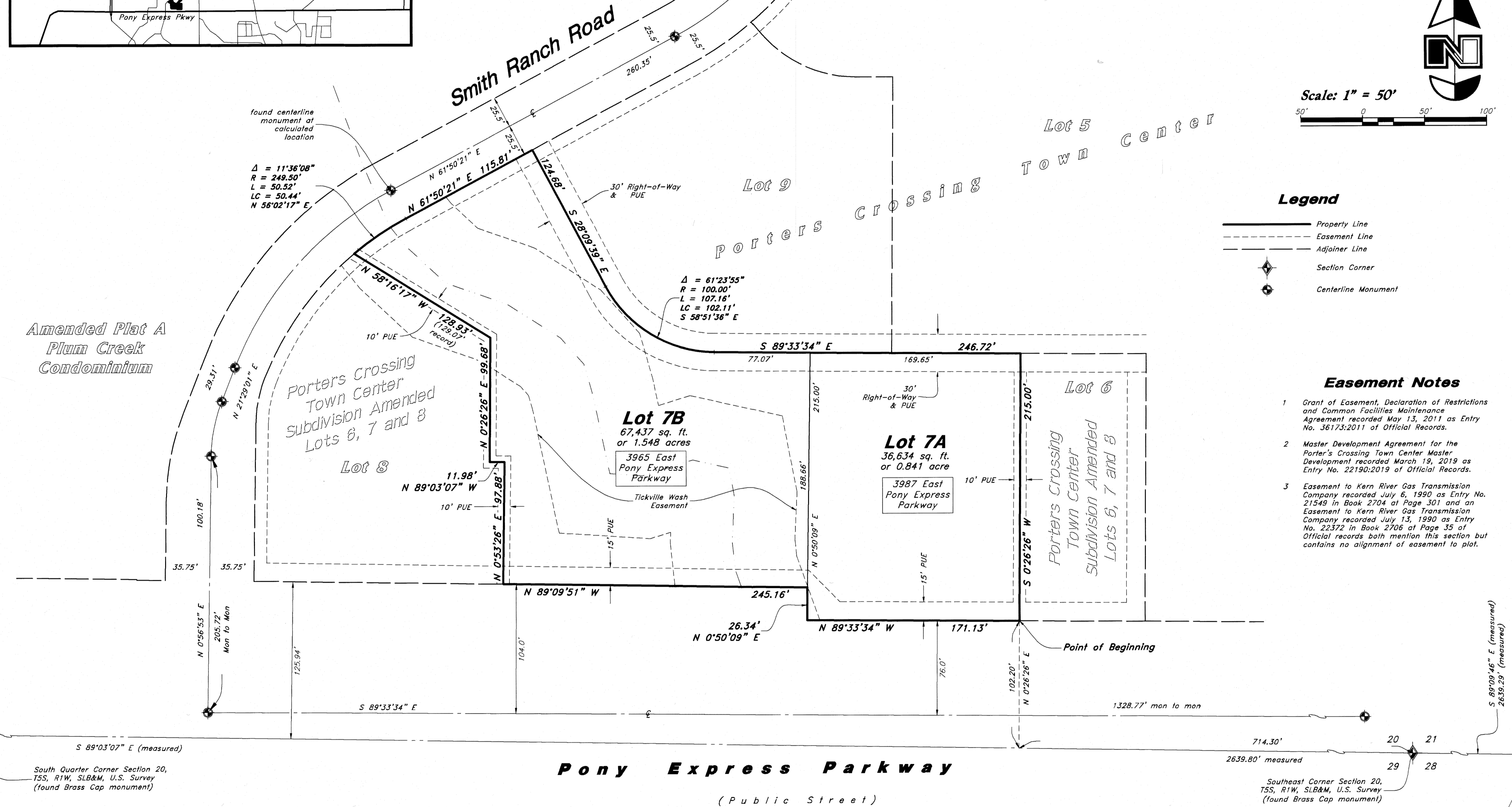
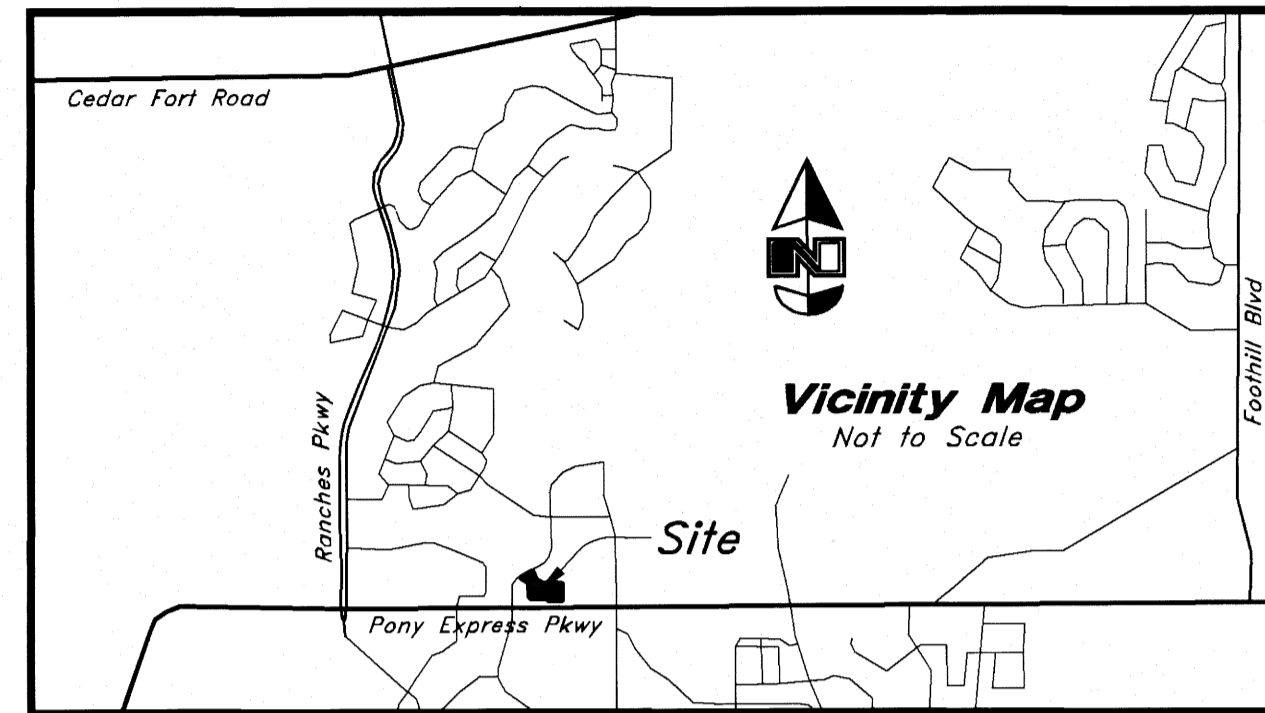
This Subdivision was requested by AutoZone to Amend Lot 7 creating 2 Lots prerequisite to the development of this property.

This Survey honors the underlying original 2013 Porter's Crossing Town Center Subdivision Plat.

A line between monuments found along the South Line of Sections 20 and 21 was assigned the Utah County bearings to honor and retrace the original subdivision plat of record.

The 2015 Amended plat was retraced and found to contain errors in the point of beginning and along Smith Ranch Road. The Amended Lot 7 and 8 were found with errors of closure greater than 0.22 feet. The error was corrected along the Westerly Lot Lines at the Smith Ranch Road Right-of-Way Lines. During retracement of the original plat field measurements verified the correct geometry into the existing centerline monuments along Smith Ranch Road.

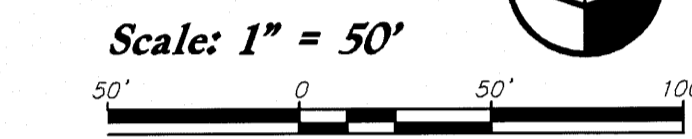
Caution should be exercised in retracement of these plats as many stray survey markers were found around these Lot Lines—None of which occupied the correct record locations called by the platted geometry.



Amended Plat A Plum Creek Condominium

found centerline monument of calculated location  
 $\Delta = 11^{\circ}36'08''$   
 $R = 249.50'$   
 $L = 50.52'$   
 $LC = 50.44'$   
 $N 56^{\circ}02'17'' E$

$\Delta = 61^{\circ}23'55''$   
 $R = 100.00'$   
 $L = 107.16'$   
 $LC = 102.11'$   
 $S 58^{\circ}51'36'' E$



### Legend

- Property Line
- - - Easement Line
- - - Adjoiner Line
- ◆ Section Corner
- ◆ Centerline Monument

### Easement Notes

1. Grant of Easement, Declaration of Restrictions and Common Facilities Maintenance Agreement recorded May 13, 2011 as Entry No. 36173:2011 of Official Records.
2. Master Development Agreement for the Porter's Crossing Town Center Master Development recorded March 19, 2019 as Entry No. 22190:2019 of Official Records.
3. Easement to Kern River Gas Transmission Company recorded July 6, 1990 as Entry No. 21549 in Book 2704 at Page 301 and an Easement to Kern River Gas Transmission Company recorded July 13, 1990 as Entry No. 22372 in Book 2700 at Page 35 of Official records both mention this section but contains no alignment of easement to plat.

**Surveyor's Certificate**  
 I, Ken B. Hawkes, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah and that I hold Certificate No. 8707113 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act; I further certify for, and on behalf of Anderson Wahlen & Associates that by authority of the owners I have completed a survey of the property described on this Subdivision Plat in accordance with Section 17-23-17 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to retrace or reestablish this plat; and that the information shown herein is sufficient to accurately establish the lateral boundaries of the herein described tract of real property; hereafter known as Porter's Crossing Town Center 2nd Amended Subdivision.

### Boundary Description

All of Lot 7 Porter's Crossing Town Center Subdivision Amended, according to the Official Plat thereof on file and recorded December 9, 2015, as Entry No. 110516:2015, as Map No. 14874 in the Office of the Utah County Recorder.

Beginning at a point on the North Line of Pony Express Parkway as widened to 76.00 foot half-width located 714.30 feet North 89°03'07" West along the Section Line; and 102.20 feet North 0°26'26" East from the Southeast Corner of said Section 20; and running thence along said North Line the following three courses: North 89°33'34" West 171.13 feet; North 0°50'09" East 26.34 feet; and North 89°09'51" West 245.16 feet; thence North 0°53'26" East 99.68 feet; thence North 89°03'07" West 11.98 feet; thence North 0°26'26" East 99.68 feet; thence North 58°16'17" West 128.93 feet (129.07 feet plat) to the Southeasterly Line of Smith Ranch Road as dedicated to 25.50 foot half-width; thence Northeasterly along the arc of a 249.50 foot radius curve to the right a distance of 50.52 feet (50.36 feet plat) (Center bears South 39°45'46" East, Central Angle equals 11°36'08" and Long Chord bears North 56°02'17" East 50.44 feet) along said Southeasterly Line of road to a point of tangency located 25.50 feet perpendicularly distant Southeasterly from an existing centerline monument for said road; thence North 61°50'21" East 115.81 feet along said Southeasterly line of the road as dedicated to the most Westerly Corner of Lot 9 of Porter's Crossing Town Center as originally platted; thence along the Southerly Line of said Lot 9 the following three courses: South 28°09'39" East 124.68 feet to a point of curvature; Southeasterly along the arc of a 100.00 foot radius curve to the left a distance of 107.16 feet (Central Angle equals 61°23'55" and Long Chord bears South 58°51'36" East 102.11 feet) to a point of tangency; and South 89°33'34" East 246.72 feet; thence South 0°26'26" West 215.00 feet to the point of beginning.

Contains 104,071 sq ft or 2.389 acres  
2 Lots

Date: 8 Dec, 2020

Ken B. Hawkes  
Utah PLS No. 8707113

### Owner's Dedication

We, the undersigned owners of all the real property depicted on this plat described in the surveyors certificate on this plat, have caused the land described on this plat to be divided into 2 lots, easements and other public uses as designated on the plat and now do hereby dedicate under the provisions of 10-9a-607, Utah Code, without condition, restriction or reservation to Eagle Mountain City, Utah, all streets, water, sewer and other utility easements and improvements, open spaces shown as public open spaces, parks and all other places of public use and enjoyment to Eagle Mountain City, Utah together with all improvements required by the Development Agreement between the undersigned and Eagle Mountain City for the benefit of the City and the inhabitants thereof.

In witness whereof we have hereunto set our hands this 16, day of Dec, A.D. 2020.

By: Khosrow Semmani, Manager of Pony Express Land Development Inc.

### Acknowledgment

State of Utah, County of Salt Lake, ss: On the 16th day of December, 2020, personally appeared before me, the undersigned Notary Public, Khosrow Semmani, who being by me duly sworn did say that he is the Manager of Pony Express Land Development Inc. and that the foregoing instrument was signed in behalf of said corporation by authority of its Board of Directors, and he acknowledged to me that said corporation executed the same.

Residing at: Utah  
 Commission Expires: January 30, 2024  
 Leah Marie Hill, Notary Public

### Acceptance by Legislative Body

The City Council of Eagle Mountain City, County of Utah, Approves this Subdivision and hereby accepts the dedication of all streets, easements, and other parcels of land intended for public purposes, for the perpetual use of the public this 3 day of January 2021.

Approved by Mayor: [Signature]  
 Approved by City Attorney: [Signature]  
 Approved by City Engineer: [Signature]  
 Attest by City Recorder: [Signature]

**Porter's Crossing Town Center 2nd Amended Subdivision**  
**Amending and Vacating Lot 7 of Porter's Crossing Town Center Subdivision Amended**  
 A part of the Southeast Quarter of Section 20, Township 5 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, Eagle Mountain City, Utah County, Utah

**AWA**  
 ANDERSON WAHLEN & ASSOCIATES  
 2010 North Redwood Road, Salt Lake City, Utah 84116  
 801-521-8529 - AW@engineering.net

**Planning Commission Approval**  
 Approved this \_\_\_ day of \_\_\_ A.D. 20 \_\_\_  
 by the Planning Commission.  
 Secretary, Planning Commission  
 Chairman, Planning Commission

**Eagle Mountain City Engineer Approval**  
 Approved this \_\_\_ day of \_\_\_ A.D. 20 \_\_\_  
 by the City Engineer.  
 City Engineer

**Eagle Mountain City Attorney**  
 Approval as to form this \_\_\_ day of \_\_\_ A.D. 20 \_\_\_  
 by the Eagle Mountain City Attorney.  
 Eagle Mountain City Attorney

SURVEYORS SEAL  
 K. B. Hawkes  
 8 Dec, 2020

NOTARY PUBLIC SEAL  
 Leah Marie Hill  
 8 Dec, 2020

CITY ENGINEER SEAL  
 CHRISTOPHER TOBB  
 12-22-20  
 STATE OF UTAH

CLERK-RECORDER SEAL  
 EAGLE MOUNTAIN CITY

17513

Sec. 20-5-1W T4-038  
 LOT 7, PORTER'S CROSSING TOWN CENTER AMO